

City of Fayetteville, Arkansas

*113 West Mountain
Fayetteville, AR 72701
(479) 575-8267*



Planning Commission Meeting Final Agenda

Monday, November 25, 2019

5:30 PM

City Hall Room 219

Planning Commission Members

*Matthew Hoffman, Chair
Matthew Johnson, Vice Chair
Leslie Belden, Secretary
Tom Brown
Quintin Canada
Kristifler Paxton
Robert Sharp
Porter Winston*

Assistant City Attorney Blake Pennington

Call To Order**Roll Call****Consent****1. 2019-0802**

Approval of the minutes from the November 12, 2019 meeting.

Attachments: 1) Minutes 11-12-19

2. 2019-0803

CCP 19-6911: Concurrent Plat (NE OF SKILLERN RD. & OAKLAND ZION RD./TRUMBO, 257): Submitted by REID & ASSOCIATES, INC. for property located NE OF SKILLERN RD. & OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.24 acres. The request is for a concurrent plat of 2 single family lots.

Planner: Jonathan Curth

Attachments: 2) CCP 19-6911 (Trumbo)

3. 2019-0804

CCP 19-6908: Concurrent Plat (4224 W. ANTHEM DR./SLOANBROOKE IV-LOTS 38 & 62, 478): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 4224 W. ANTHEM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.50 acres. The request is for a concurrent plat to create 8 single family lots.

Planner: Abdul Ghous

Attachments: 3) CCP 19-6908 (Sloanbrooke IV-Lots 38 & 62)

4. 2019-0807

ADM 19-6923: Administrative Item (1954 S. SCHOOL AVE./NEW BEGINNINGS SHELTER, 601): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 1954 S. SCHOOL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 4.80 acres. The request is for an extension and amendment to CUP 17-5938.

Planner: Harry Davis

Attachments: 7) ADM 19-6923 (New Beginnings Shelter)

Unfinished Business**5. 2019-0805**

PPL 19-6839: Preliminary Plat (NE OF ASKEW LN. & COUNTRY CLUB DR./MOUNTAIN VISTA SD, 640): Submitted by BATES & ASSOCIATES, INC. for property located NE OF ASKEW LN. & COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 54.16 acres. The request is for a preliminary plat of 56 single family lots.

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL DECEMBER 9, 2019

Planner: Abdul Ghous

Attachments: 4) PPL 19-6839 (Mtn Vista SD)

6. 2019-0806

PPL 19-6861: Preliminary Plat (WEST END OF MARKHAM RD./MARKHAM HILL SD, PH. I, 481): Submitted by ECOLOGICAL DESIGN GROUP, INC. for properties located WEST OF MARKHAM RD. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 10.14 acres. The request is for a preliminary plat of 26 single family lots.

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL DECEMBER 9, 2019

Planner: Jonathan Curth

Attachments: 5) PPL 19-6861 (Markham Hill SD)

7. 2019-0810

LSD 19-6780: Large Scale Development (2486 W. MT. COMFORT RD./CASEY'S GENERAL STORE, 099): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2486 W. MT. COMFORT RD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL & R-A, RESIDENTIAL AGRICULTURAL and contain approximately 23.22 acres. The request is for a 6,000-square foot convenience store with gas pumps and associated parking.

Planner: Jonathan Curth

Attachments: 6) LSD 19-6780 (Casey's General Store)

New Business

8. 2019-0808

VAR 19-6919: Variance (1229 W. MLK BLVD./ARENA VILLAGE, 521-522): Submitted by BATES AND ASSOCIATES for property located at 1229 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.41 acres. The request is for variance to the streamside protection ordinance.

Engineer: Alan Pugh

Attachments: 8) VAR 19-6919 (Arena Village)

9. 2019-0809

PPL 19-6867: Preliminary Plat (SE OF 15TH ST. & MORNINGSIDE DR./OAK CREEK SD, 603): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF 15TH ST. & MORNINGSIDE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 60.20 acres. The request is for a preliminary plat of 102 single family lots.

Planner: Abdul Ghous

Attachments: 9) PPL 19-6867 (Oak Creek SD)

10. 2019-0811

CUP 19-6898: Conditional Use (231 E. DICKSON ST./ALEXANDER BED & BREAKFAST, 485): Submitted by RICHARD ALEXANDER for property located at 231 E. DICKSON ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.78 acres. The request is for a bed & breakfast.

Planner: Jonathan Curth

Attachments: 10) CUP 19-6898 (Alexander B&B)

11. 2019-0813

CUP 19-6890: Conditional Use (1502 W. CLEVELAND ST./KITSINGER, 443): Submitted by ANDY KITSINGER for property located at 1502 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 acres. The request is to create a tandem lot.

Planner: Jonathan Curth

Attachments: 11) CUP 19-6890 (Kitsinger)

12. 2019-0814

RZN 19-6914: Rezone (429 E. MLK BLVD./ESPINOZA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 429 E. MLK BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.24 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Abdul Ghous

Attachments: 12) RZN 19-6914 (Espinoza)

Items Administratively Approved by Staff**2019-0815**

LSP 19-6879: Lot Split (3030 W. OLD FARMINGTON RD./DAVENPORT, 557): Submitted by BATES & ASSOCIATES, INC. for property located at 3030 W. OLD FARMINGTON RD. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.35 acres. The request to split the property into 3 parcels with approximately 0.15, 0.10, & 0.10 acres.

Planner: Jonathan Curth

2019-0840

LSP 19-6881: Lot Split (1699 S. RAZORBACK RD./LOONEY, 599): Submitted by BLEW & ASSOCIATES, INC. for property located at 1699 S. RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, NS-G, NEIGHBORHOOD SERVICES-GENERAL, & NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.39 acres. The request to split the property into 3 parcels with approximately 3.06, 1.48, & 0.86 acres.

Planner: Abdul Ghous

2019-0841

LSP 19-6905: Lot Split (5520 S. GEORGE ANDERSON RD./SIEBERT, 100): Submitted by ATLAS SURVEYING, INC. for property located at 5520 S. GEORGE ANDERSON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.51 acres. The request to split the property into 2 parcels with approximately 0.29 and 0.21 acres.

Planner: Harry Davis

Announcements